



3 Westbrooke Road

Lincoln, LN6 7TB

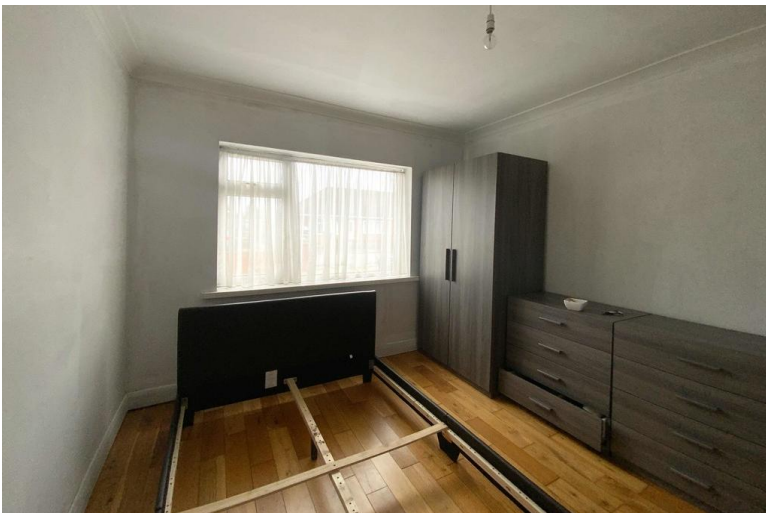


Book a Viewing!

£265,000

A well-presented and recently refurbished two bedroomed detached bungalow positioned in this popular location to the south of Lincoln. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, bay fronted Lounge, two well-appointed Bedrooms, newly fitted Bathroom, newly fitted Kitchen and a Conservatory. Outside there is a lawned garden to the front with a driveway providing off road parking and giving access to the Single Garage and the landscaped rear garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

PORCH

With double UPVC doors to the front aspect, Victorian style tiled flooring and solid oak double doors to the inner hallway.

INNER HALLWAY

With solid oak wooden flooring, radiator and doors to the two bedrooms, bathroom and kitchen.

LOUNGE

15' 10" x 11' 10" (4.85m x 3.63m) With walk-in UPVC bay window to the front aspect, window to the side aspect, gas fire with marble hearth and wooden surround and radiators.

KITCHEN

12' 1" x 11' 10" (3.69m x 3.63m) With double glazed window to the side aspect, UPVC window and door to the conservatory, tiled flooring, fitted with a range of modern base units and drawers with wooden work surfaces over, ceramic sink unit and drainer, integral fridge freezer, washing machine, cooker, newly fitted log burner with tiled hearth, feature radiator and a boiler cupboard housing the gas central heating boiler and electric trip switches.

CONSERVATORY

7' 2" x 10' 8" (2.19m x 3.26m) With UPVC windows and double doors to the rear garden, tiled flooring, power and lighting.

BATHROOM

6' 6" x 5' 10" (2.71m x 1.79m) With UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator, tiled walls, access to the roof void and an airing cupboard housing the hot water tank.

BEDROOM 1

11' 11" x 10' 1" (3.65m x 3.08m) With UPVC window to the rear aspect, radiator and wooden flooring.

BEDROOM 2

12' 0" x 10' 1" (3.66m x 3.08m) With UPVC window to the front aspect, radiator and wooden flooring.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a newly built wall. To the side of the property there is a gravelled driveway providing ample off road parking and giving access to the garage. To the rear of the property there is a decked seating area, lawned garden, paved seating area, garden shed and a feature block paved snake path to the feature garden area with decorative gravelled beds.



GARAGE
13' 7" x 8' 1" (4.15m x 2.47m) With electric up and over door to the front aspect, window and door to the rear aspect, power and lighting.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given to them that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Ground Floor



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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

